

HOHENZOLLERN NOW 495 WEST END AVE.

SUGAR HOUSE REALTY SOLD ONCE MORE

Newtown Creek Waterfront
Owned by Greenpoint Co.

West End Apartment Deal
Goes Through When Kaiser's
Family Name Is Eradicated.

SOLD AT AN ADVANCE

Flat Buyers Active in Many
Sections—Hoe Estate Co.
Mortgages Corner.

The tall apartment house at the southwest corner of West End Avenue and Eighty-fourth street which has been known as the Hohenzollern since it was built several years ago has lost that name as a result of a real estate deal which has just been consummated. J. Randolph Jacobs, president of the Directors Realty Company, bought the property several weeks ago and decided to change its name. When he came to resell the house it is understood that one of the first questions asked was if the house was still known as the Hohenzollern.

When told that the Teutonic appellation had been removed and that the members of the Directors Realty Company had great pain in getting the name changed, Jacobs stated:

"Please & Elliman have leased apartments at 106 West Sixty-ninth street to D. Harry Lake; and at 270 West End Avenue, to A. C. Shorey.

"Please & Elliman have leased apartments at 120 and 122 West End Avenue, to W. Henry S. Lake, at 127 East Sixty-first street with Pease & Elliman, to Mrs. Charlotte M. Conger.

CITY HOUSE RENTALS.
The Payson McI. Merrill Company has leased apartments at 161 East Seventy-ninth street to Enzo Erbino and at 112 West Forty-second street to Henry L. Murphy and Ernest Harrah.

FLATS IN SCHURMAN HOUSE.
Douglas L. Elliman & Co. have leased for Chester W. Chapin to George W. Newland the four story and basement, twelve-foot dwelling at 331 West End Avenue.

Swanson & Hobbs have rented the dwelling at 23 West Sixty-first street for the estate of John F. Thompson, James J. Lodge, also rented the four story dwelling at 335 West Fifty-first street for Ida M. Haslett to Catherine Stern.

FLATS IN THE COUNTRY.
The Lewis H. May Company has resold for Jeannette Chamber 514 West 134th street, a five story apartment house, on plot 40x100, to Cecilia Goldstein, who gave in addition to cast a country house on a plot of 100x100 a year. Mr. Dundas has given his property at West End Avenue and Eighth Street, with the payment for the house, which he will hold as an investment. It will be known in the future as 145 West End Avenue. Swanson & Hobbs negotiated the resale and will continue to manage the house for Mr. Dundas, who bought his Eighty-first property through the same brokers fifteen years ago.

FLAT BUYERS ACTIVE.
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RENTING IN THE COUNTRY.
The Payson McI. Merrill Company has leased furnished for the summer season for Daniel H. Cox to Henry A. Murray his property at the corner of Woodlawn and Porter Avenue, Woodlawn, L. I.

Blaekman Quintard Meyer has rented for Mrs. Lydia Malcom Worrall her property known as Rockcroft at Rye, N. Y., to Paul W. Bayne.

ALTMAN ADDS TO REALTY.

George R. Read & Co. were the brokers in the sale of 210 to 223 East Thirty-first street, on lot 100x100, at 25 West End Avenue, to Charles A. Altman, whose household is reported to have been sold for reconstruction into studio apartments.

WALTON AVENUE. — The Nehring Company has sold for Anthony Lukens, Jr., 100, on the west side of Walton Avenue, 162 feet north of Tremont Avenue. The buyer intends to improve the two five story flats.

ANTHONY AVENUE. — Frederick Hock has bought from Mary L. Ladd, ex-wife of George Ladd, on the northeast corner of Anthony Avenue and 157th street, on plot 4,000, held at \$50,000. McLernon Brothers were the brokers.

WASHINGTON AVENUE. — The newly formed tax base from Griswold & Moore, 2728 Washington Avenue, a six story apartment house on lot 28x14.

INVEST IN BROOKLYN PLOTS.

Frank A. Neaver & Co. have sold a plot 11x12, on the easterly side of Brooklyn place, 50 feet north of Ninth street, for the Mauray Realty Company to an investor.

Frank A. Neaver has sold for the Mauray Realty Company to Michael Macdonald, 100, on the south side of Fortieth street, 325 feet east of Fifth avenue.

MORE ROOM FOR WAR WORK.

James Speyer, who took title today to 261 Madison Avenue, the Duncan estate, probably placed it at the disposal of some organization doing war work. The two adjoining houses, 259 and 267 Madison Avenue, belong to the same owner and have been occupied by the National League for Woman's Service since the beginning of the war. William A. White & Son negotiated the deal just closed.

HOW TO STOP LOSSES.

The address to be given by Arthur Pendleton, secretary of the Terra Cotta Society, at the Real Estate Board of New York, 217 Broadway, to-day at 4 o'clock will be on how to improve property so as to turn losses into gains. He says it is all a matter of keeping buildings modern. He was to have talked with the leading real estate brokers, which he concluded would not interest real estate brokers so much as how to stop losses in the income from real estate.

NO HEAT, NO PAY BILL DEAD.

The Orr bill to compel owners of heated apartments to keep them warm, and, if they do not, to permit tenants to deduct from the rent the amount spent for kerosene, gas or other fuel, has been killed by the Assembly.

ELMHURST DWELLING SALE.

The Cond. Mayer Company has sold to C. M. Kelly the dwelling at 15 Elmhurst Street, Elmhurst.

TRADESMEN TAKE SPACE.

The Charles E. Noves Company has

bought the tenth floor of 294 Broadway, Wall Street, for space at 45 to 48 West Street to S. L. Mayer and offices at 101-14 Maiden Lane to Raphael M. Hirsch & Sons.

They have leased additional space at 101-14 Maiden Lane to W. H. Grace & Co. at Wall Street to Robert H. Koenig, at 16 William Street to Thomas H. Duane & Son, the estate of C. L. Duane, Belmont & Kilbourne, and H. Matthes' floor at 14 Maiden Lane to the Mutual Realty Company, Albert Schlesinger & Co., Joseph New and Felix Weil.

Charles E. Noves has leased space at 1554 Broadway for eight years to L. Miller, who has a small office at 33 to 43 West Street, the latter being the former home of the Mutual Realty Company.

James H. Miller has leased at 33 to 43 West Street the space at the rear of the Mutual Realty Company.

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